

**Farmington City Planning Commission Meeting
June 6, 2019**

WORK SESSION

No work session was held in preparation for the Planning Commission meeting.

REGULAR SESSION

PRESENT: Planning Commissioners Connie Deianni, Greg Wall, Roger Child, Rulon Homer, Shawn Beus, Mike Plaizier; Associate Planner Meagan Booth

EXCUSED: Planning Commissioners Amy Shumway, Russ Workman; Community Development Director David Petersen

Call to Order:

Planning Commission Chair Connie Deianni called the meeting to order at 7:00 PM.

Approval of Minutes:

Roger Child motioned to approve the minutes from the May 21, 2019 planning commission meeting. **Shawn Beus** seconded the motion, which passed by unanimous vote.

Subdivision:

3. Alan Cottle / Cottle Capital Group, LLC (Public Hearing) – Applicant is requesting approval for a metes and bounds subdivision consisting of 2 lots (lot split) on approximately 1.11 acres located at 1034 West 500 South in an AE (Agricultural Estates) zone. (S-8-19)

Associate Planner Meagan Booth introduced the item. On Tuesday, June 4th, the Farmington City Council approved a TDR (Transfer of Development Rights) on the property in the form of a trail which connects the Farmington Creek Trail to the Creekside Manor Subdivision. Providing the TDR to the City allowed the landowner to subdivide the 1.11 acre parcel into two parcels, each smaller than the standard lot size allowed in the zone. This was approved per the alternative lot size section of chapter 10 in the Farmington City Zoning Ordinance).

Connie Deianni clarified that the TDR in question is in the form of an easement, which has been handed to the City by the property owner. **Meagan Booth** said yes, the TDR is the new trail easement.

Public Hearing:

Connie Deianni opened the public hearing at 7:05 PM.

Scott Isaacson 441 South 1100 West, Farmington, UT stated that his daughter owns the property adjacent to the Cottle property. His daughter was concerned that the applicant was able to create smaller lots than are allowed in the zone. She bought the property for the large lots and agricultural feel in the neighborhood. He expressed that, knowing the TDR process, he feels more comfortable with the issue although his family would prefer not having a public trail next to their yard.

Connie Deianni closed the public hearing at 7:08 PM.

Greg Wall asked if the trail would be along the east side of the creek and if the funding for the required bridge over the creek has been secured. He also asked if trees along the creek will be removed to make way for the trail. **Meagan Booth** stated that she could not answer those questions at this time. **Greg Wall** asked how wide the trail easement is.

Shawn Beus commented that this is easement a good resolution to continue the trail system, encouraging citizens to be more active. He hopes that residents will use and enjoy the trails.

Greg Wall wished to clarify that the TDR was not a cash transaction, but a special transaction only in the form of an easement. Granting the trail easement to the City was exchanged for obtaining a two lots on 1.11 acres of property where 1 acre is the standard minimum lot size.

Roger Child asked why a metes and bounds subdivision is being done as opposed to a 2 lot subdivision. **Meagan Booth** said that it is a property owner's right to opt to do a metes and bounds subdivision in such cases rather than a subdivision plat.

Motion:

Shawn Beus motioned that the Planning Commission approve the proposed subdivision by metes and bounds subject to all applicable city ordinances and development standards as well as the following conditions 1-2 as well as findings 1-3. **Greg Wall** seconded the motion, which was unanimously approved.

Conditions:

1. The applicant shall deed a trail easement, acceptable to the City, adjacent to Farmington Creek the entire South to North distance of the property.
2. The owner must meet the requirements set forth in 12.4.060 of the Subdivision Ordinance.

Findings for Approval:

1. The City Council, by agreement, previously approved a TDR transaction at this site.
2. The subdivision will extend the Farmington Creek Trail as part of a larger continuous and integrated open space system which creates recreational opportunities and pedestrian access.
3. The minimum area and dimensions of both parcels conform to the requirements of the zoning ordinance for the district in which the subdivision is located.

Conditional Use:

4. Stephen Flanders (Public Hearing) – Applicant is requesting Conditional Use Approval for a round accessory building as part of S & S Shortline Train Park at 575 North 1525 West in an A (Agricultural) zone. (C-7-19)

Meagan Planner stated that the railroad use of this property was approved by Conditional Use through Davis County before the property was annexed into Farmington. As the parcel is now within Farmington City, conditional uses must be approved through the city. The proposed accessory building meets setback, building height, and lot coverage standards for the zone.

Stephen Flanders 575 North 1525 West, Farmington UT said the intention for the accessory building is to be part of the existing train park on the lot. He requires additional structures to house his trains and desires an authentic style railroad round house with 26 stalls to hold his train cars. He said the outer walls will be 4 feet high and the exterior will be faux red brick.

Greg Wall asked if the building will actually turn like an old fashioned round house. **Stephen Flanders** said that there will be a manually operated turntable that will allow the floor to rotate.

The commissioners asked if the train park is open to the public. **Stephen Flanders** said that the park is open to the public one Saturday a month as well as for special occasions and he enjoys sharing his hobby with people.

Public Hearing:

Connie Deianni opened the public hearing at 7:22 PM.

Laura McKeown 1656 Alpenglow Circle, Farmington, UT asked to see an aerial view of where on the property the round house will be located. The commission provided the information. Laura thanked the commission and expressed that she appreciates the care that Stephen Flanders puts into his property.

Connie Deianni closed the public hearing at 7:24 PM.

Connie Deianni stated that she has no reservations about approving this conditional use, as the train park is a good hobby to share with the citizens of Farmington. The commissioners all stated that they appreciate his efforts to include the community in his train hobby.

Motion:

Roger Child moved that the planning commission approve the Conditional Use subject to all applicable Farmington City ordinances and development standards with conditions 1-2 along with findings 1-7.

Mike Plaizier seconded the motion, which was unanimously approved.

Conditions:

1. The applicant must obtain all other applicable permits for the operation of the conditional use included but not limited to a business license from Farmington City, all health department regulations, and all applicable building codes;
2. Operating hours from 7:00 am– 10:00 pm which is consistent with the original conditional use permit.

Findings for Approval:

1. The original conditional use permit was approved by Davis County on June 6, 2002.
2. The home and existing use was approved and annexed into Farmington City.
3. The proposed use of the particular location is established and desirable and provides a service which contributes to the general well-being of the community.
4. The proposed use complies with all regulations and conditions in the Farmington City Zoning Ordinance for this particular use, including lot coverage requirements and height requirements.
5. The applicant must apply for a building permit with the City and met all building code requirements.

6. The proposed use conforms to the goals, policies, and principles of the Comprehensive General Plan.
7. The proposed use is not detrimental to the health, safety, and general welfare of persons residing or working on the vicinity.

Adjournment:

At 7:29 PM, Shawn Beus motioned to adjourn the meeting. Roger seconded the motion and the meeting was so adjourned.

A handwritten signature in cursive script, appearing to read "Connie Deianni", written over a horizontal line.

Connie Deianni
Planning Commission Chair